

Greater Lowell Technical High School
REPAIR/RENOVATION & ADDITION PROJECT
Dunstable



FALL/WINTER 2012

Dracut Dunstable Lowell Tyngsborough

GOAL

**To make a safer
more efficient
school building**

TOPICS

- **Background**
- **Project Scope & Budget**
- **Capital Assessment**
- **Financing Strategy**
- **Conclusion**

Greater Lowell Technical High School

School Built 1974

Enrollment 2,112 (10-1-2011)

Dracut 429

Lowell 1,554

Dunstable 8

Tyngsboro 121

Technical Programs 23

Continuing Education 35

Full Time Employees 327

Health and Safety Concerns = “Critical Needs”

Cost To District Without State Aid

Critical Need Items:

Roof	4,855,000
HVAC	9,651,000
Electrical & (Fire Alarm)	7,324,000
	<hr/>
	21,830,000
Sprinklers	2,300,000
*ADA (Handicap Accessibility)	2,500,000
	<hr/>
	26,630,000
Estimated 20% soft cost (GC/Designer/ OPM/Other)	5,326,000
	<hr/>
Estimated total cost	31,956,000

*Required once project cost exceeds 30% of building assessed value.

Additional Items will be needed within 3-5 years i.e. plumbing, windows, doors, gym floor, etc.

Community Partnerships

- Alternative House
- Career Center of Lowell
- Centerville Neighborhood Association
- Community Teamwork of Lowell
- Dracut Senior Center
- Dracut Old Home Day
- Dunstable Fire Dept.
- Dunstable Police Department
- Dunstable Public Works
- Enterprise Bank
- Greater Lowell YMCA
- Hellenic American Academy
- House of Hope
- Lowell Boys and Girls Club
- Lowell Five Bank
- Lowell Folk Festival
- Lowell Senior Center
- Merrimack Valley Food Pantry
- Middlesex Community College
- Pawtucketville Youth Organization
- Rivier College
- Tyngsborough Housing Authority
- Tyngsborough Police Department
- Tyngsborough Senior Center
- University of Mass at Lowell

Approximately 300 students employed annually through Greater Lowell Technical High School cooperative education program at 110 local businesses.

In the Community



- Carpentry students constructed a storage shed for the Dunstable Police Department
- Carpentry students constructed voting booths for the town
- Carpentry students constructed sandwich message boards
- Culinary students provided food and refreshments for the Winterfest
- Auto Collision students refurbished an old army communications vehicle for the Dunstable Fire Department
- Carpentry students constructed a roof to protect town's back-up generator. Saved the unit during last year's ice storm
- Plumbing students worked on the heating system at the library
- Built the town gazebo
- HVAC-R recycles air conditioning units from residents and reclaims freon from units as a service to the Board of Health

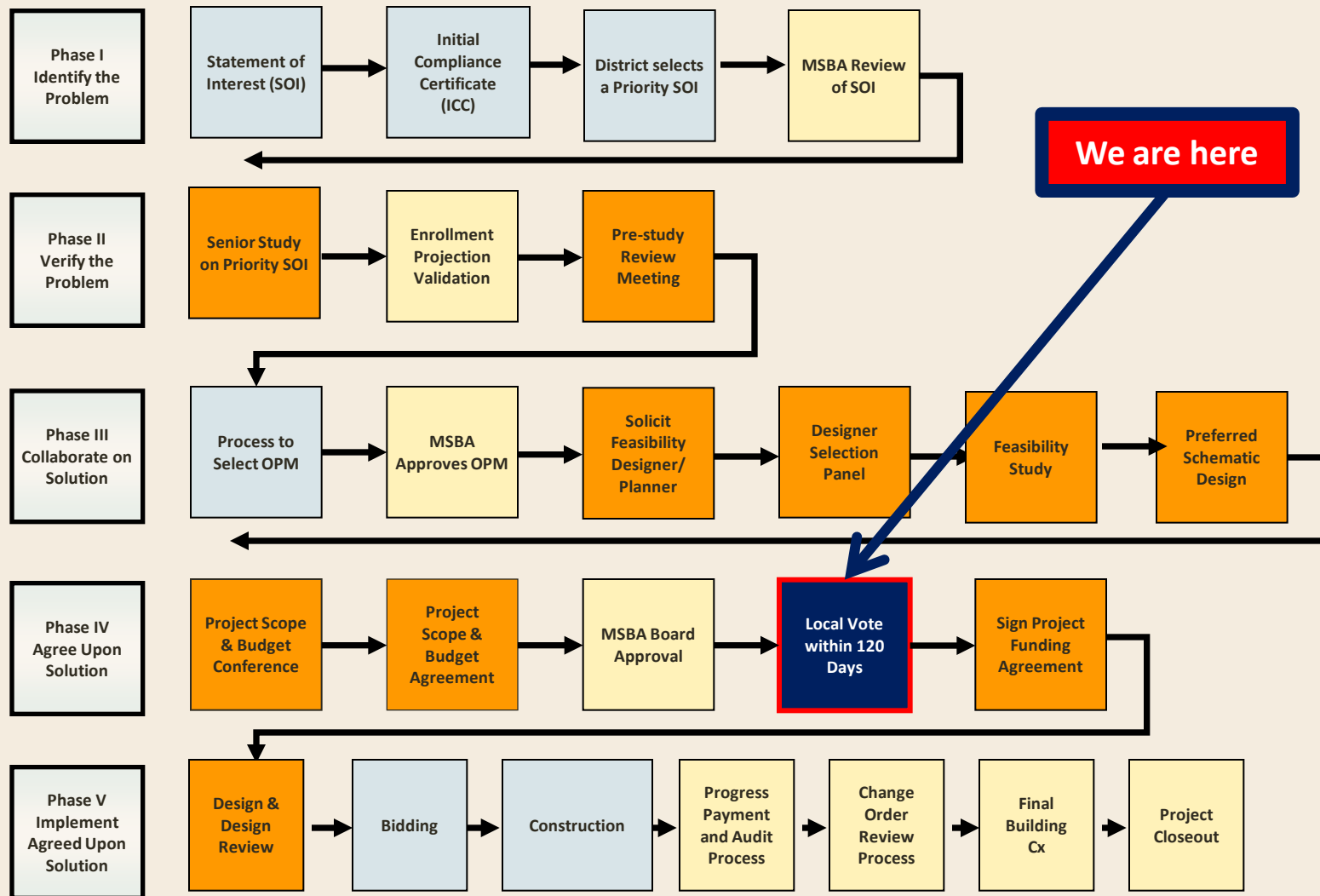


Massachusetts School Building Authority (MSBA) Commitment

- On **October 3, 2012** the MSBA Board of Directors approved the Greater Lowell Technical High School Repair Project and committed its share of **(76.84%)** or **\$50M**.
- MSBA commitment is contingent upon local approval and this requires the support from all four member communities by the end of **January 2013**.

MSBA Process Flow Chart

As of 10/3/12



Community

MSBA

Community &
MSBA

Project Scope

REPLACE

- **Roof and Skylights**
- **Exterior Windows and Doors**
- **Metal Siding**
- **HVAC, Plumbing and Electrical Systems**
- **Sprinklers and Fire Alarm Systems**

Project Scope

RENOVATE

- **Asbestos Abatement**
- **Interior Floors & Walls**
- **Handicap Accessibility Throughout**
- **Thirteen Science Labs** (Per MSBA guidelines)

Project Scope

NEW

CAFETERIA ADDITION

- Seating Capacity 660
- 15,000 sq. ft.
- Multi Purpose Utilization

Existing Conditions/Project Scope

Inaccessible Toilet Rooms



Inaccessible Door Hardware



Existing Conditions/Project Scope

Outdated Science Labs



Existing Conditions/Project Scope

Replace Creosote Flooring



Asbestos Acoustical Panels



Existing Conditions/Project Scope

Replace Gym Floor with New Wood Floor



Damaged & Inaccessible Drinking Fountains



Existing Conditions/Project Scope

Modernize Fire Alarm & Sprinkler Systems



Outdated Electrical Services



Existing Conditions/Project Scope

Inefficient Roof Top HVAC Equipment



Unreliable Ventilation Equipment



Existing Conditions/Project Scope

Unsightly Entrance Doors



**Failing & Inefficient
Windows**



Existing Conditions/Project Scope

Standing Water on Roof



Failing Roof Membrane



Existing Conditions/Project Scope

Damaged Exterior Steps



Deteriorated Parking Lots



Project Budget Recap

Total Project Budget	\$65,310,211
-----------------------------	---------------------

Ineligible Costs (Bonding)	\$125,000
----------------------------	-----------

Est. Project Cost Eligible for Reimbursement	\$65,185,211
--	--------------

MSBA Reimbursement Rate	<u>76.84%</u>
-------------------------	---------------

MSBA Reimbursement Amount	\$50,088,316
----------------------------------	---------------------

Amount Paid By GLTHS (Feasibility Study)	\$ 191,070
--	------------

Balance To Be Shared By Member Communities	\$15,030,825
---	---------------------

Dunstable Share Of \$15M Project Cost

(3.00%)

\$450,925

Projected total 20 year cost with interest \$664,374

Cost To Other Member Communities

Dracut	\$ 3,124,909
Lowell	\$10,135,285
Tyngsborough	\$ 1,319,706

To Be Financed Over 20 Years

Capital Assessment

Apportionment of Capital Cost

- Per Regional Agreement Section IV (D)
- Capital Cost shall be apportioned among the Member Municipalities annually on the basis of school population.
- School population is defined as the number of pupils residing in a member municipality who are enrolled in grades one through twelve inclusive, in any public, private or parochial school wherever located. Based on October 1st enrollment.
- Debt Service shall be apportioned as a Capital cost of the year in which debt service falls due.

	<u>10/1/10</u>	<u>10/1/11</u>
Dracut	21.07%	20.79%
Dunstable	3.01%	3.00%
Lowell	67.06%	67.43%
Tyngsborough	<u>8.86%</u>	<u>8.78%</u>
	100%	100%

Enrollment Data obtained from
Dept. of Elementary & Secondary
Education

Financing Strategy

- **Borrowing rates remain at all time low**
- **Issue notes for short term need**
- **Bond \$10M at start of construction April 2014**
- **Bond \$5M balance at end of project Feb. 2017**
- **Bond borrowing at 20 year level principal payments (decline debt)**
- **Final determination will be based on final project costs and bond market conditions**

5-Year Projection By Community

	2013	2014	2015	2016	2017	2018
DRACUT	\$	12,128	\$ 187,110	\$ 182,952	\$ 226,031	\$ 279,937
DUNSTABLE	\$	1,750	\$ 27,000	\$ 26,400	\$ 32,616	\$ 40,395
LOWELL	\$	39,334	\$ 606,870	\$ 593,384	\$ 733,107	\$ 907,945
TYNGSBORO	\$	5,122	\$ 79,020	\$ 77,264	\$ 95,457	\$ 118,223
	\$	58,334	\$ 900,000	\$ 880,000	\$ 1,087,211	\$ 1,346,500

Projected Debt Service by Community

Fiscal Year	Plus \$10,000,000 School Bonds dated 4/15/14 4%	Plus \$5,030,000 School Bonds dtd 1/15/17 5%	Plus Short Term BAN Interest	Equals Total Projected Debt Service (A+B+C)	Lowell Share of Total Projected Debt Service (67.43%)	Dracut Share of Total Projected Debt Service (20.79%)	Tyngsborough Share of Total Projected Debt Service (8.78%)	Dunstable Share of Total Projected Debt Service (3.00%)
2014	-	-	58,333	58,333	39,334	12,128	5,122	1,750
2015	900,000	-	-	900,000	606,870	187,110	79,020	27,000
2016	880,000	-	-	880,000	593,384	182,952	77,264	26,400
2017	860,000	-	227,212	1,087,212	733,107	226,031	95,457	32,616
2018	840,000	506,500		1,346,500	907,945	279,937	118,223	40,395
2019	820,000	493,750		1,313,750	885,862	273,129	115,347	39,413
2020	800,000	481,000		1,281,000	863,778	266,320	112,472	38,430
2021	780,000	468,250		1,248,250	841,695	259,511	109,596	37,448
2022	760,000	455,500		1,215,500	819,612	252,702	106,721	36,465
2023	740,000	442,750		1,182,750	797,528	245,894	103,845	35,483
2024	720,000	425,000		1,145,000	772,074	238,046	100,531	34,350
2025	700,000	412,500		1,112,500	750,159	231,289	97,678	33,375
2026	680,000	400,000		1,080,000	728,244	224,532	94,824	32,400
2027	660,000	387,500		1,047,500	706,329	217,775	91,971	31,425
2028	640,000	375,000		1,015,000	684,415	211,019	89,117	30,450
2029	620,000	362,500		982,500	662,500	204,262	86,264	29,475
2030	600,000	350,000		950,000	640,585	197,505	83,410	28,500
2031	580,000	337,500		917,500	618,670	190,748	80,557	27,525
2032	560,000	325,000		885,000	596,756	183,992	77,703	26,550
2033	540,000	312,500		852,500	574,841	177,235	74,850	25,575
2034	520,000	300,000		820,000	552,926	170,478	71,996	24,600
2035	-	287,500		287,500	193,861	59,771	25,243	8,625
2036	-	275,000		275,000	185,433	57,173	24,145	8,250
2037	-	262,500		262,500	177,004	54,574	23,048	7,875
Total	14,200,000	7,660,250	285,545	22,145,795	14,932,910	4,604,111	1,944,401	664,374

5 Year Projection to Homeowner

Dunstable

- Average single family home valued at **\$389,622** in FY/12 per Dept. of Revenue
- Average single family tax bill in FY/12 **\$5,798**
- FY/18 is peak year, decreasing each year thereafter
- Estimates based on FY/12 town wide value

FY/14	\$ 1.48
FY/15	\$22.90
FY/16	\$22.39
FY/17	\$27.66
FY/18	\$34.25

Comparison Costs: Per Sq. Ft.

District	Type	GSF	Constr. Start	Total Construction costs \$(000)s	Constru \$/GSF	Total Project Budget \$(000)s	Project Cost \$/GSF
Longmeadow	Add/Reno	236,410	9-Aug	\$ 63,744.0	\$ 269.76	\$ 76,452.7	\$ 323.39
Danvers	Addition	251,153	10-Jun	\$ 62,755.5	\$ 249.95	\$ 79,843.7	\$ 317.91
Norfolk CAG	Add/Reno	102,097	11-Oct	\$ 22,256.7	\$ 218.00	\$ 28,562.4	\$ 279.76
BayPath RVTS	Add/Reno	249,521	13-Jun	\$ 58,201.3	\$ 233.25	\$ 70,439.1	\$ 282.30
Methuen	Add/Reno	368,864	12-Feb	\$ 74,917.2	\$ 203.10	\$ 99,058.6	\$ 268.55
Dracut	Add/Reno	226,844	11-Mar	\$ 47,291.6	\$ 208.48	\$ 60,414.6	\$ 266.33
Assabet	Reno	367,565	13-Jun	\$ 50,755.3	\$ 138.09	\$ 62,434.5	\$ 169.86
Leominster	Add/Reno	295,859	11-Jun	\$ 32,709.1	\$ 110.56	\$ 45,955.8	\$ 155.33
Greater Lowell RVTS	Repair	505,776	14-Mar	\$ 53,165.6	\$ 105.12	\$ 65,310.2	\$ 129.13
Southeastern RVTS	Add/Reno	308,250	11-Jun	\$ 25,576.6	\$ 86.22	\$ 34,260.3	\$ 111.14

CONCLUSION

- The major scope of work is “**necessary**” to make building and infrastructure repairs and to meet state educational and building code requirements.
- The new building systems will make the facility safer and more energy efficient.
- Ideal time to leverage MSBA Grant Funding (\$50M) to repair/renovate the school for the next generation of your students.

CONCLUSION

Delaying this project will cost taxpayers more money.

- Costly repairs are still necessary.
- Possibility of not having MSBA fund 77% of the project.

This is your Technical High School



Greater Lowell Technical High School circa 2015

WE NEED YOUR SUPPORT!

School Building Committee Members

Administration

- Mary Jo Santoro,
Superintendent-Director
- Robert A. Lussier, Assistant
Superintendent Principal
- George R. Garabedian, School
Business Administrator
- Mark Byrne, Plant Service
Director

School Committee

- Fred W. Bahou, Jr.
- Erik R. Gitschier
- Michael J. Lenzi
- Paul E. Morin
- George W. O'Hare
- Victor A. Olson
- George A. Tatseos
- David E. Tully

Frequently asked questions

1. What is the project budget?

The projected budget (subject to MSBA approval) is **\$65,310,211**.

2. How much will MSBA reimburse through their grant program?

The MSBA has identified the reimbursement rate of 76.84% of eligible costs. The district expects to receive MSBA approval at their October 3, 2012 board meeting.

3. Why not build a new school?

We do not need an entirely new school nor will MSBA reimburse for one. Cost per square foot for a new building could be approximately \$350 sq. ft. at 505,000 sq. ft. equals approximately \$176 M. It is far less money to repair and renovate.

4. What is the risk of MSBA “walking away” from their financial commitment?

The MSBA does not allow any district into their pipeline until the funding is in place. The funding is in place a year prior to being invited into the MSBA pipeline for consideration based on statement of interest. The GLTHS projected funding costs were part of the funding secured by MSBA in 2011 which is the reason MSBA procedures require close monitoring of the District’s development of the scope and budget. MSBA votes to approve the Greater Lowell Project Scope and Budget on October 3, 2012 followed by a Project Funding Agreement with the district once local approval is obtained. MSBA receives one cent from every dollar of sales tax revenue to support projects (dedicated revenue stream). MSBA reimburses approved project expenses on a monthly basis (progress payments).

5. Why does a technical school need science labs?

- To meet MSBA guidelines for science labs in high school facilities
- Current labs do not meet size requirements
- Insufficient number of labs to meet student needs
- Obsolete & ineffective lab floor plans for teaching/learning

6. Why does the school need a new cafeteria?

- Most cost effective option to address science lab requirements
- Best Location for new science labs in East & West Commons on 3rd floor
- Reduces number of lunch periods from 5 to 3
- Improves scheduling capabilities
- Improves logistics for meal preparation (currently kitchen is on 1st floor and cafeterias on 3rd floor.)

7. What is the requirement for project approval?

Pursuant to Chapter 94, Section 6(d) of the Acts of 1967 and the district agreement, unanimous support of the member communities must be achieved to incur debt for the capital project.

Frequently asked questions

8. What is the approval process at the local level?

Each community will decide how to raise their share of the funds required for the project cost. In the towns the approval can take place at the town meeting level if the assessment can be funded within the levy limit. If the amount cannot fit within the levy, approval at both town meeting and a debt exclusion vote from the entire community must occur. The city approval takes place at the city council meeting.

9. Who will borrow the funds and how much will be borrowed?

GLTHS will borrow the net project amount after MSBA Reimbursement. GLTHS will receive a bond rating just as a city or town does. Our rating will be a function of our fiscal strength as a standalone entity and also influenced by the fiscal strength of our member communities. Additional rating enhancement will be explored. (i.e. bond insurance.)

10. Can we defer this project until the economy gets better?

It would be unwise and costly to defer approval. The MSBA \$50M grant is contingent upon local community approval within 120 days of the board approval date of October 3, 2012. A better economy equates to higher borrowing and construction costs as well.

11. What happens if not all member communities vote to approve the project?

If we do not receive unanimous support within 120 days from the project scope and budget agreement, MSBA will review the plan and determine whether it can continue to set aside MSBA funds for the proposed project. However, a failed local vote likely will result in the school district being required to submit a new Statement of Interest to the MSBA and await a second invitation from the MSBA to enter the eligibility period phase of the MSBA's process.

12. What is the project time frame?

The construction is expected to take place between March 2014 and Sept 2016. The bulk of the work will occur over 3 summers and during the school year on second shift.

Notes





Mission Statement

Greater Lowell Technical High School commits to ensure students' readiness for career, college, and citizenship in the 21st century. We challenge and support students as they realize their individual potential for personal and professional success.

